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~~DEC 20 1985~~ PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

B-4115

MARYLAND HISTORICAL
TRUST

NPS Office Use Only

Project Number:

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Use typewriter or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property: 2538 Madison Avenue
Address of property: 2538 Madison Avenue
City Baltimore County City State Maryland Zip Code 21217
Name of historic district: Eutaw Place / Madison Avenue Historic District
 National Register district certified state or local district potential historic district

2. Check nature of request:
 certification that the building contributes to the significance of the above-named historic district for the purpose of rehabilitation.
 certification that the structure or building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
 certification that the building does not contribute to the significance of the above-named district.
 preliminary determination for individual listing in the National Register.
 preliminary determination that a building located within a potential historic district contributes to the significance of the district.
 preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Authorized project contact:
Name Terry J. Phillips Title Project Coordinator
Street 3724 Chestnut Avenue City Baltimore
State Maryland Zip 21211 Telephone Number (during day): (301) 235-8420

4. Owner:
Name Hill-Stokes-Cooper Properties
Street 3724 Chestnut Avenue City Baltimore
State Maryland Zip 21211 Telephone Number (during day): (301) 235-8420

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the above-named property.

Owner's Signature *Guy W. Stokes* Date 12/21/85

Social Security Number or Taxpayer Identification Number [REDACTED]

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The National Park Service has reviewed the "Historic Preservation Certification Application - Part 1" for the above-named property and hereby determines that the property:

- contributes to the significance of the above-named district and is a "certified historic structure" for the purpose of rehabilitation.
- contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
- does not contribute to the significance of the above-named district.

Preliminary Determinations:

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
- does not appear to qualify as a certified historic structure.

2538 Madison Avenue

HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 1

NPS Office Use Only

Property Name

2538 Madison Ave., Balto., Md.

Project Number:

Property Address

Hill-Stokes-Cooper Properties, [REDACTED]

B-4115

Owner Name/Social Security or Taxpayer ID Number

5. Description of physical appearance:

2538 Madison Avenue is one of a cluster of five Victorian buildings, each consisting of a three-bay wide, three-story high main building, joined to a two-bay wide, two-story high back building. Constructed of brick and wood, the two sections of the house form an "L" in plan. Each section has a shed roof. The raised basement of the main building extends partly beneath the back building, with a crawl space continuing to the rear.

Queen Anne style detailing on the facade (northeast elevation) provides most of the exterior features which define the character of the house. This elevation is faced with white marble at the basement level, and brick in running bond on the floors above. Recently the brick has been cleaned and pointed with dark grey mortar. In the south bay straight marble steps lead to a flush entrance with a flush wooden door with three lights. The transom has a single light fixed sash. On both sides of the door the bricks abutting the frame form narrow engaged columnettes, each resting on a marble cube.

All of the windows in the facade are wood one-over-one double hung with marble sills. On the first floor the window openings have been shortened about one third by infilling with brick painted white.
(continued)

Date of Construction: c. 1885

Source of Date: Fire Atlases: Hopkins (1876),

Winfield W. Thompson (1889)

Date(s) of Alteration(s): c. 1940, 1950

Has building been moved? yes no. If so, when?

Statement of significance:

EUTAW PLACE/MADISON AVENUE HISTORIC DISTRICT SUMMARY STATEMENT

This building lies in the Eutaw Place/Madison Avenue Historic District, which is significant for the architecture of its High Victorian and American Renaissance era rowhouses. The district grew from c. 1875 to c. 1920 as a direct extension of exclusive neighborhoods to the southeast. The extension occurred due to the continued industrialization and immigration in the inner city coupled with tremendous growth of the city's population. The status associated with an address on Eutaw Place or Madison Avenue, the proximity to Druid Hill Park, and the availability of streetcar service directed the growth to the northwest. When construction in the district was finished, the area became the last fashionable in-town neighborhood in the city. Over time, families left for suburban areas because of the influx of poorer residents, improved road systems, and the desire for a more bucolic environment. The enormous houses were subdivided into apartment buildings, and the area as a whole suffered social and economic decline. The area primarily is composed of extremely ornate rows of houses built by developers, but there are also several richly designed apartment buildings and detached houses as well. Almost all of the original buildings still remain, and they represent excellent examples of the Queen Anne, Romanesque, Chateausque, and Eastlake styles.

This rowhouse architecture is a complete rejection of the traditional Baltimore rowhouse design. Within a given row, uniformity of design is rejected in favor of repeating two or three variations on a basic design. Asymmetrical, plastic facades replace symmetrical, flat facades; picturesque skylines replace straight skylines; ornamentation and patterns replace plain brick.

SIGNIFICANCE OF 2538: see CONTINUATION SHEET

Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached: yes no

CONTINUATION SHEET

2538 Madison Avenue

Historic Preservation
Certification Application

NPS Office Use Only

Property Name
2538 Madison Ave., Balto., Md.

Project Number:

Property Address
Hill-Stokes-Cooper Properties, [REDACTED]
Owner Name/Social Security or Taxpayer ID Number

B-4115

This sheet: continues Part 1 continues Part 2 amends Project. NPS Project Number: _____

4. OWNERS:

- 1. Evelyn F. Hill Taxpayer I D #: 105-18-4790
604 Dunkirk Rd., Baltimore, Maryland 21212
- 2. Joseph D. Cooper Taxpayer I D #: 219-32-2445
27081 Mariscal Lane, Mission Viejo, California 92691
- 3. Gary W. Stokes Taxpayer I D #: 220-52-0031
3724 Chestnut Ave., Baltimore, Maryland 21211

Owner's Signature Gary W. Stokes Date 12/21/85

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- The National Park Service has determined that these project amendments meet the Secretary of the Interior's "Standards for Rehabilitation."
- The National Park Service has determined that these project amendments do not meet the Secretary of the Interior's "Standards for Rehabilitation."

CONTINUATION SHEET

2538 Madison Avenue

Historic Preservation
Certification Application

NPS Office Use Only

Property Name
2538 Madison Ave., Balto., Md.

Project Number:

B-4115

Property Address
Hill-Stokes-Cooper Properties, [REDACTED]

Owner Name/Social Security or Taxpayer ID Number

This sheet: continues Part 1 continues Part 2 amends Project. NPS Project Number: _____

5. DESCRIPTION OF PHYSICAL APPEARANCE, continued:

A line of dentiled brickwork connects the window sills on each of the upper two floors, and a similar pattern forms a frieze just below the metal cornice. Above each third floor window arch is a recess in the brickwork shaped as a modified rectangle. The brick parapet above the cornice is covered with metal flashing.

The southwest (rear) and northeast (side) elevations are built of unornamented, common bond brick with a recent covering of stucco. Wooden one-over-one double hung windows are present on the first and second floors. On the third floor the window is four-over-two. Three two-over-two, half wood door open to the rear, one on each floor. The doors accessed a recent wooden fire escape, which ran across the rear of the backbuilding. The wooden fire escape was extremely deteriorated, and has been demolished.

The interior, originally designed for a single family, has been subdivided into three apartments. The basic spatial arrangement on each floor of the main building consists of a short side hall along the south party wall with two adjacent rooms divided by a stair hall and a three run staircase. On the first floor, an entrance hall runs along the south party wall back to the stair hall. A short connecting hall passes beneath the stair landing on the north side of the first and second floors. On the third floor, the interior partitions have been almost entirely demolished by the previous owners. On all three floors the rear room of the main building (middle room of the house) occupies the full width of the building, so that passage to the back building on the first and second floors is through that room. In the back building, another side hall continues on the first and second floors from the main building past a bathroom into a kitchen, which opens into an enclosed rear porch.

The character defining features are almost all located in the main building spaces of the first floor. Door and window openings, originally cased with molded wood surrounds and corner blocks, are largely intact on the second floor, but have been replaced with plain wooden stock in many places on the first. The front room has a victorian style fireplace, molded plaster cornices and an oblong plaster medallion in the center of the ceiling.

In the entrance hall the inner transom has a single light, as its exterior counterpart. The ceiling cornice is the same as that in the front room. The staircase features molded wooden newel posts, balusters, and strings. A chair rail runs on both sides of the entrance hall and up the stair hall to the second floor, to the carriage.

The second floor front room has a fireplace whose front has been largely stripped. Most of the molded wood surrounds on door and window openings throughout the third floor have been retained.

The buiding is presently vacant. Its exterior condition is good. The interior condition is good in the main building, but substantially deteriorated in the back building due to age, alterations over time, and lack of maintenance.

Owner's Signature *C. W. Stokes* Date 12/21/85

NPS Office Use Only

- The National Park Service has determined that these project amendments meet the Secretary of the Interior's "Standards for Rehabilitation."
- The National Park Service has determined that these project amendments do not meet the Secretary of the Interior's "Standards for Rehabilitation."

CONTINUATION SHEET

2538 Madison Avenue

Historic Preservation
Certification Application

NPS Office Use Only

Property Name
538 Madison Ave., Balto., Md.

Project Number:

Property Address
Hill-Stokes-Cooper Properties, [REDACTED]
Owner Name/Social Security or Taxpayer ID Number

B-4115

This sheet: continues Part 1 continues Part 2 amends Project. NPS Project Number: _____

6. STATEMENT OF SIGNIFICANCE, continued:

SIGNIFICANCE OF 2538 MADISON AVENUE

2538 Madison Avenue is significant in its contribution to the architectural character of the district. Built circa 1885 by the Maryland Brick Company, the cluster of townhouses on the upper end of the southeast side of the 2500 block of Madison Avenue, is one of the earlier rowhouse developments in the district. It combines the straight townhouse roofline of the Stick style with the massing and details of the Queen Anne style, and as such represents a typical eclectic combination of the two Victorian styles, if not a transition between the two, occurring in the middle to latter half of the nineteenth century.

The building possesses many of the same qualities of other, later buildings in the district. A variety of textures of building materials were used: marble, brick, and metal. The facade is only slightly asymmetric, having its entrance placed in the bay on the south side of its facade. The detailing of its metal cornice is typical of the district. Patterned brickwork, framing the door and between the cornice and frieze, is actually present to a greater extent than on larger buildings in the neighborhood. The building is part of a row setback from the street with small front yards.

While smaller than most others in the district, the building possesses many elements of the quality of design found throughout the district. Interesting features include fireplaces on both floors of the main building, decorative plasterwork in the front half of the first floor, paneled wainscoting in the vestibule, and a staircase with molded trim.

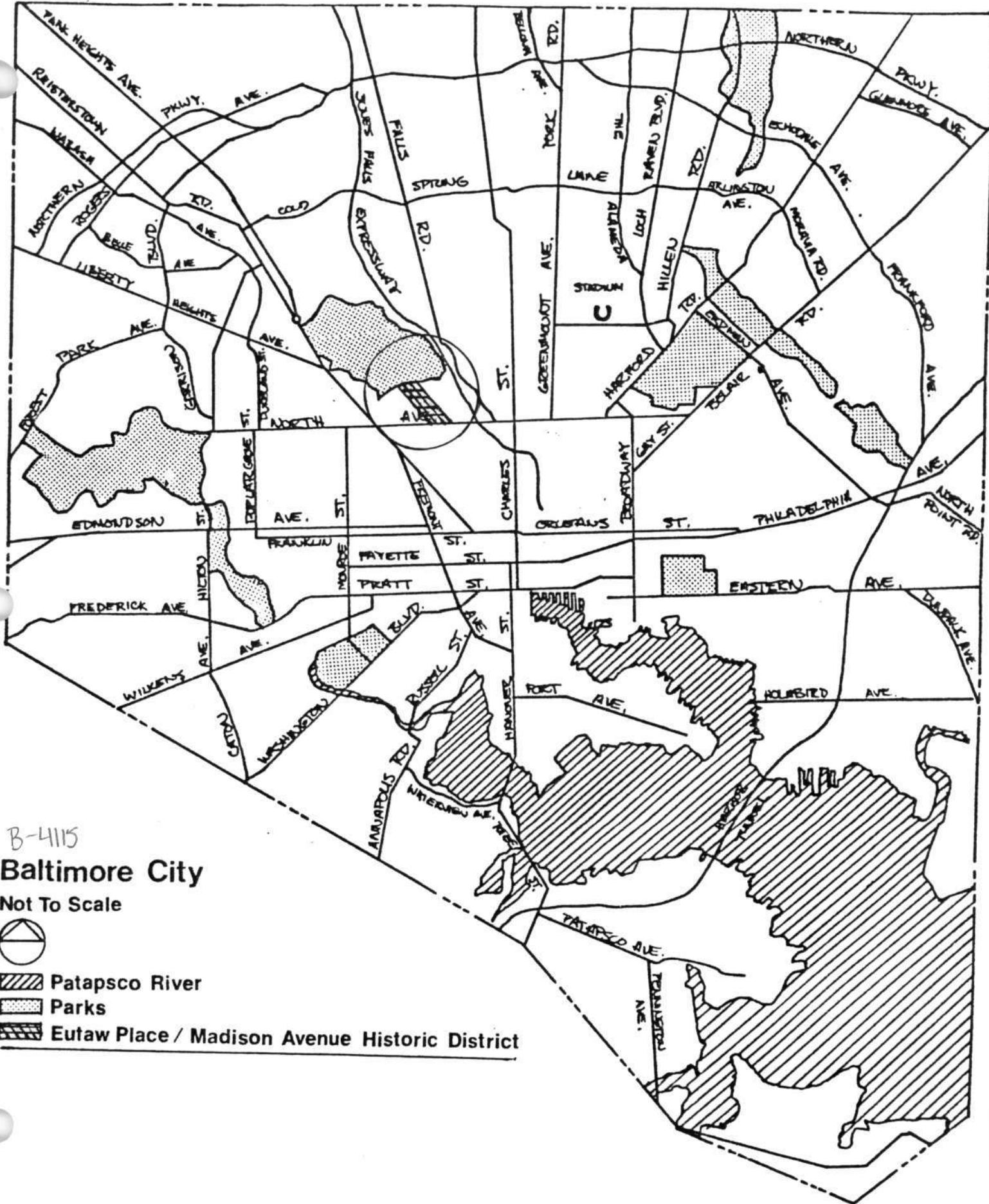
The building also adds some counterpoint to the district in that it shows the smaller scale and modest buildings erected early in the development of the district. In contrast to many others, the building is simple and shows a great deal of fidelity to a single style.

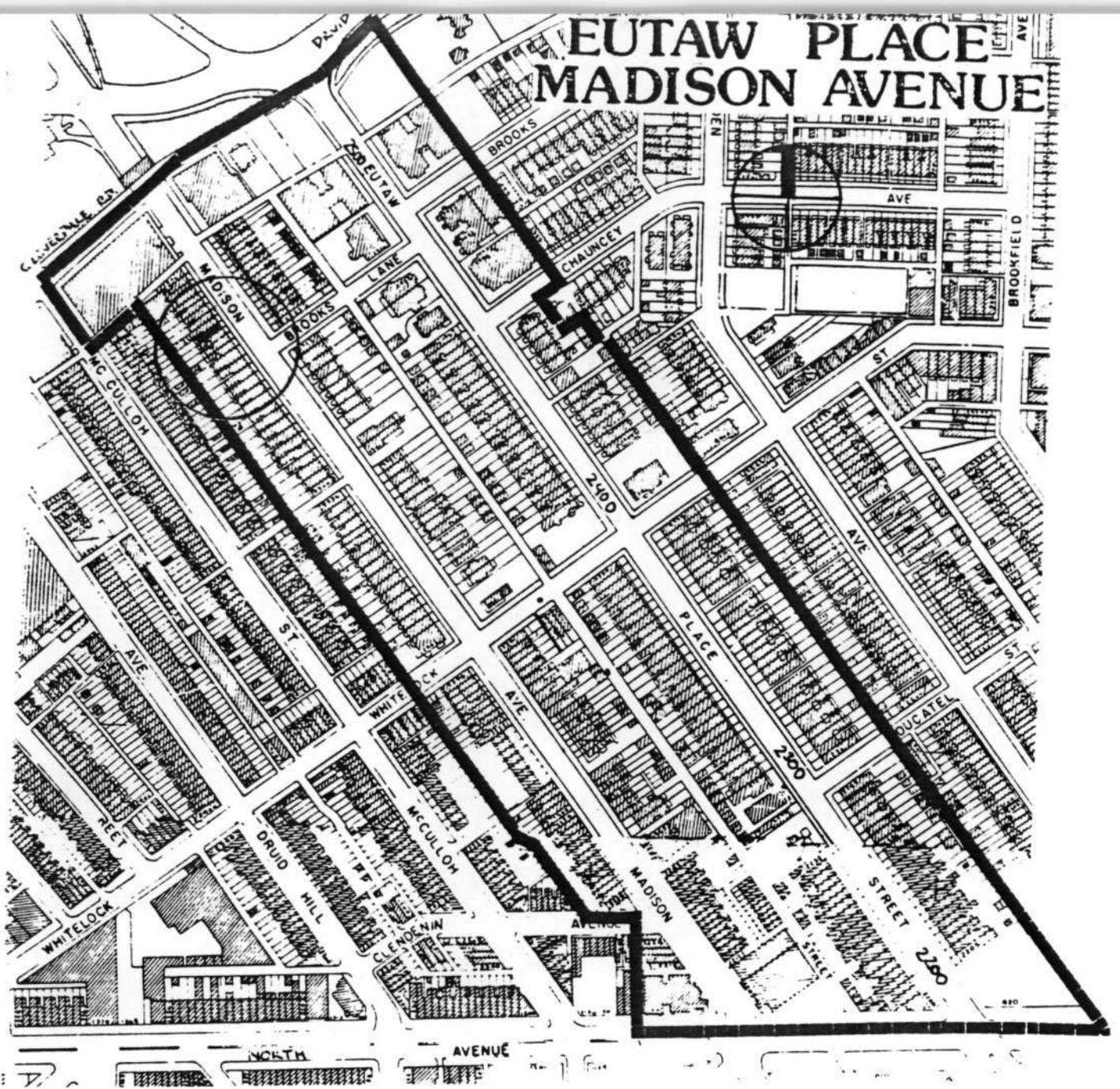
This building has experienced few substantial changes over time. On the exterior, the original front doors were removed and a number of windows have been replaced. On the interior, the third floor was almost gutted in an abandoned attempt by the previous owners to convert the building to a two-family dwelling. Some floors have been covered with linoleum or vinyl asbestos tile; and most of the fireplaces have been closed. Otherwise, the building retains its original design.

Owner's Signature [Signature] Date 12/21/85

NPS Office Use Only

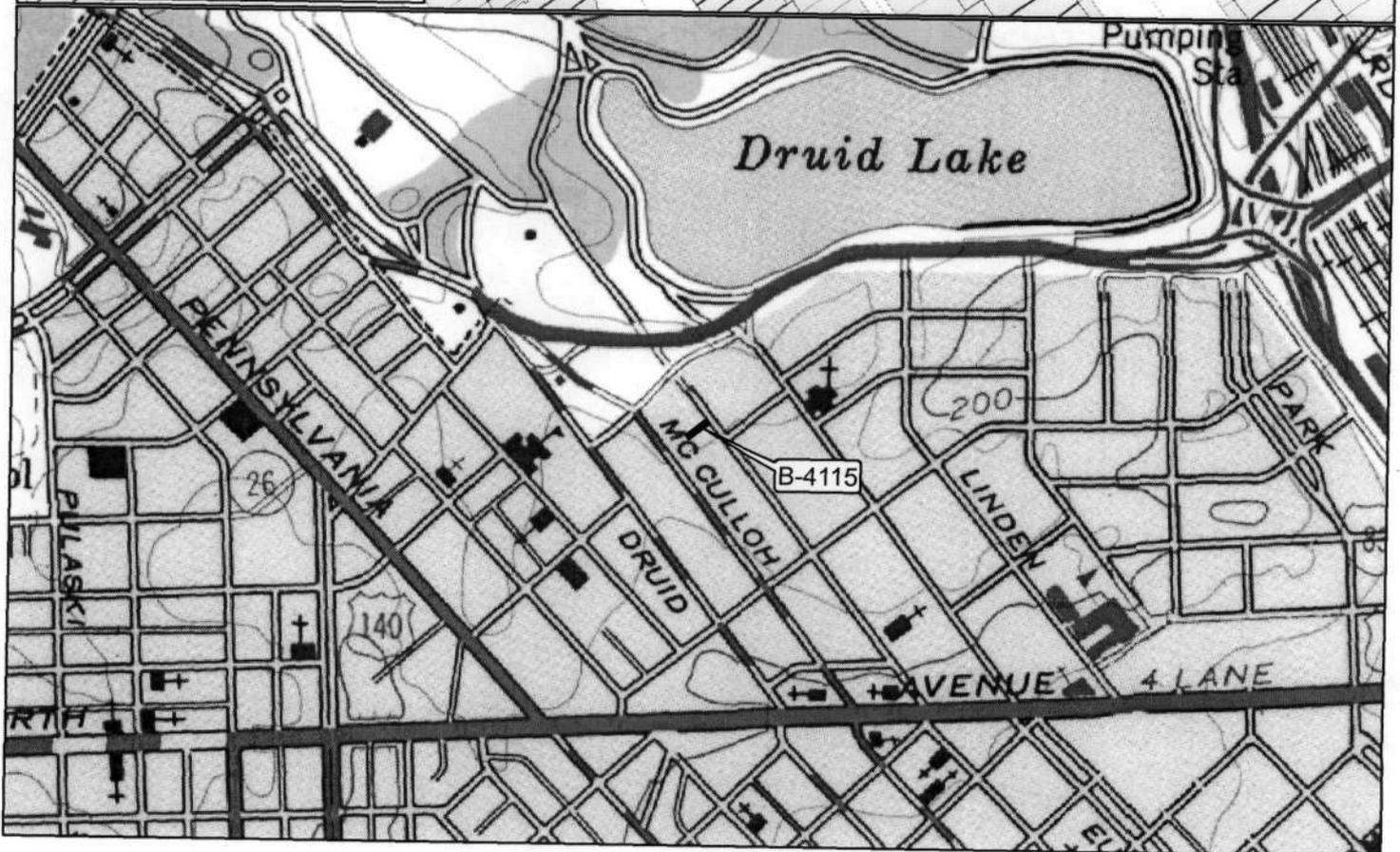
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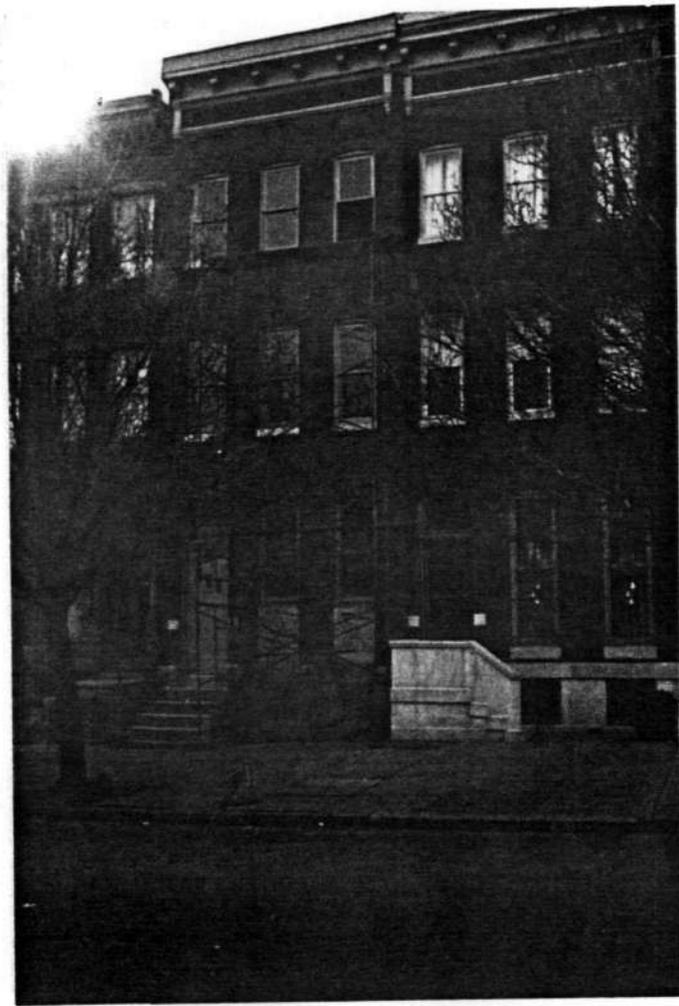




B-4115
EUTAW PLACE/MADISON AVENUE
BALTIMORE CITY HISTORIC DISTRICT 7/2/81
2538 MADISON AVENUE

B-4115
2538 Madison Avenue
Block 3418A Lot 020
Baltimore City
Baltimore West Quad.





B-4115
2538 Madison Ave.